BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 243687 **DEEDWARR**
06/17/2019 09:31:16 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20190617-0057739

JM-VRES-19-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
White Pines Building Group, LLC	**NEW OWNER**	
(NAME)	(NAME)	**103-08-0-142.00**
2317 Cruzen Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNY LYNN FRANKLIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 337 on the Plan of Map of Richland Realty Co's West Lawn Subdivision of record in Plat Book 421, Page 32, in the Register's Office for Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Civil Engineer, dated November 3, 1955 as follows:

Beginning on the Westerly margin of Mockingbird Road at a point 388 feet South of the Southerly margin of West Lawn Drive, the Southeast corner of the property conveyed to John Ray Gregory and wife, by deed from C. E. Francis and wife, of record in Book 2807, page 83, said Register's Office; thence with the Southerly line of said Gregory property Westwardly 150 feet; thence Southwardly 102 feet to the Northwest corner of the property conveyed to Jesse Warren by deed from S. L. Walker, et al, of record in Book 1148, page 387, said Register's Office; thence with the Northerly line of said Warren property North 71 degrees 09 minutes East 157.63 feet to the Westerly margin of Mockingbird Road; thence with said Road Northwardly 60 feet to the beginning.

Being the same property conveyed to Jenny Lynn Franklin by Quitclaim deed from Paul E. Franklin, married of record in Instrument No. 20150615-0056750 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 15, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **13 Westlawn Court, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hand(s) this the 14th DAY OF JUNE, 2019.

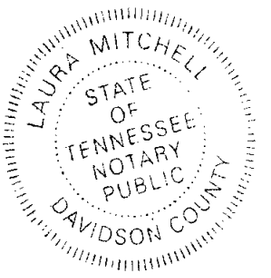
Jenny Lynn Franklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNY LYNN FRANKLIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212